

167.0

0002

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,324,700 / 1,324,700

APPRAISED:

USE VALUE:

ASSESSED:

1,324,700 / 1,324,700

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
35		FLORENCE AVE, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: CARDONE ALISSA M &	
Owner 2: CLEARY JEFFREY L	
Owner 3:	

Street 1: 35 FLORENCE AVE	
Street 2:	

Twn/Cty: ARLINGTON	
StProv: MA	Cntry
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1: BERS MARINA U -	
Owner 2: -	

Street 1: 35 FLORENCE AVE	
Twn/Cty: ARLINGTON	
StProv: MA	Cntry

Postal: 02476	
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NARRATIVE DESCRIPTION	
This parcel contains .251 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1908, having primarily Clapboard Exterior and 3716 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 6 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int











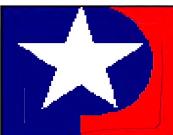






**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10928.000	795,200	6,000	523,500	1,324,700		110347
							GIS Ref
							GIS Ref
							Insp Date
							05/28/20

**USER DEFINED**

Prior Id # 1: 110347

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Total AC/Ha: 0.25087

Total SF/SM: 10928

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total:

523,485

Spl Credit

Total: 523,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>						<b>SKETCH</b>														
Type:	6 - Colonial			Full Bath:	4	Rating: Very Good								5		FFL		22		14									
Sty Ht:	2H - 2 & 1/2 Sty			A Bath:		Rating:																							
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:								30															
Foundation:	3 - BrickorStone			A 3QBth:		Rating:								TQS		SFL													
Frame:	1 - Wood			1/2 Bath:	1	Rating: Very Good								SFL		FFL		BMT											
Prime Wall:	2 - Clapboard			A HBth:		Rating:								SFL		SFL		SFL		SFL									
Sec Wall:		%		OthrFix:		Rating:								FFL		OFFP													
Roof Struct:	2 - Hip			<b>OTHER FEATURES</b>						1st Res Grid   Desc: Line 1   # Units 1						4		8FP		SFL									
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating: Very Good								18															
Color:	BEIGE			A Kits:		Rating:								SFL															
View / Desir:				Frl:	1	Rating: Good								4		2		6		2									
<b>GENERAL INFORMATION</b>						<b>CONDOS INFORMATION</b>						<b>DEPRECIATION</b>						<b>REMODELING</b>						<b>RES BREAKDOWN</b>					
Grade:	B - Good			Location:										RMS:		10		BRs:		6		Baths:		4		HB:		1	
Year Blt:	1908	Eff Yr Blt:		Total Units:										No Unit		RMS		BRS		FL									
Alt LUC:		Alt %:		Floor:										1		10		6		M									
Jurisdict:	G21	Fact: .		% Own:										Additions:															
Const Mod:				Name:										Kitchen:		2004													
Lump Sum Adj:				<b>CALC SUMMARY</b>												Baths:													
<b>INTERIOR INFORMATION</b>																		Plumbing:											
Avg Ht/FL:	STD			Phys Cond:	GV - Good-VG	10. %								Electric:															
Prim Int Wal	2 - Plaster			Functional:		%								Heating:															
Sec Int Wall:		%		Economic:		%								General:															
Partition:	T - Typical			Special:		%								Totals		1		10		6									
Prim Floors:	3 - Hardwood			Override:		%																							
Sec Floors:		%		Total:		10.8 %																							
Bsmnt Flr:	14 - Asphalt Tile			<b>COMPARABLE SALES</b>																									
Subfloor:				Basic \$ / SQ:	130.00									Rate		Parcel ID		Typ		Date		Sale Price							
Bsmnt Gar:				Size Adj.:	0.98060453																								
Electric:	3 - Typical			Const Adj.:	1.06039381																								
Insulation:	3 - Typical			Adj \$ / SQ:	135.178																								
Int vs Ext:	S			Other Features:	162553																								
Heat Fuel:	2 - Gas			Grade Factor:	1.33																								
Heat Type:	15 - H.V.A.C			NBHD Inf:	1.00000000																								
# Heat Sys:	1			NBHD Mod:																									
% Heated:	100	% AC: 100		LUC Factor:	1.00																								
Solar HW:	NO	Central Vac: NO		Adj Total:	891433											WtAv\$/SQ:		AvRate:		Ind.Val									
% Com Wal		% Sprinkled		Depreciation:	96275											Juris. Factor:		1.00		Before Depr:		179.79							
				Deprecated Total:	795158											Special Features:		0		Val/Su Net:		177.82							
																Final Total:		795200		Val/Su SzAd		250.38							
<b>MOBILE HOME</b>						Make:		Model:		Serial #:		Year:		Color:															
<b>SPEC FEATURES/YARD ITEMS</b>												<b>PARCEL ID</b> 167.0-0002-0007.0						<b>IMAGE</b>											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value												
3	Garage	D	Y	1	19X20	A	AV	1940	21.58	T	40	101			4,900		4,900												
19	Patio	D	Y	1	10X36	A	AV	2019	3.29	T	5	101			1,100		1,100												
More: N		Total Yard Items:		6,000		Total Special Features:				Total:		6,000		<b>AssessPro Patriot Properties, Inc</b>															